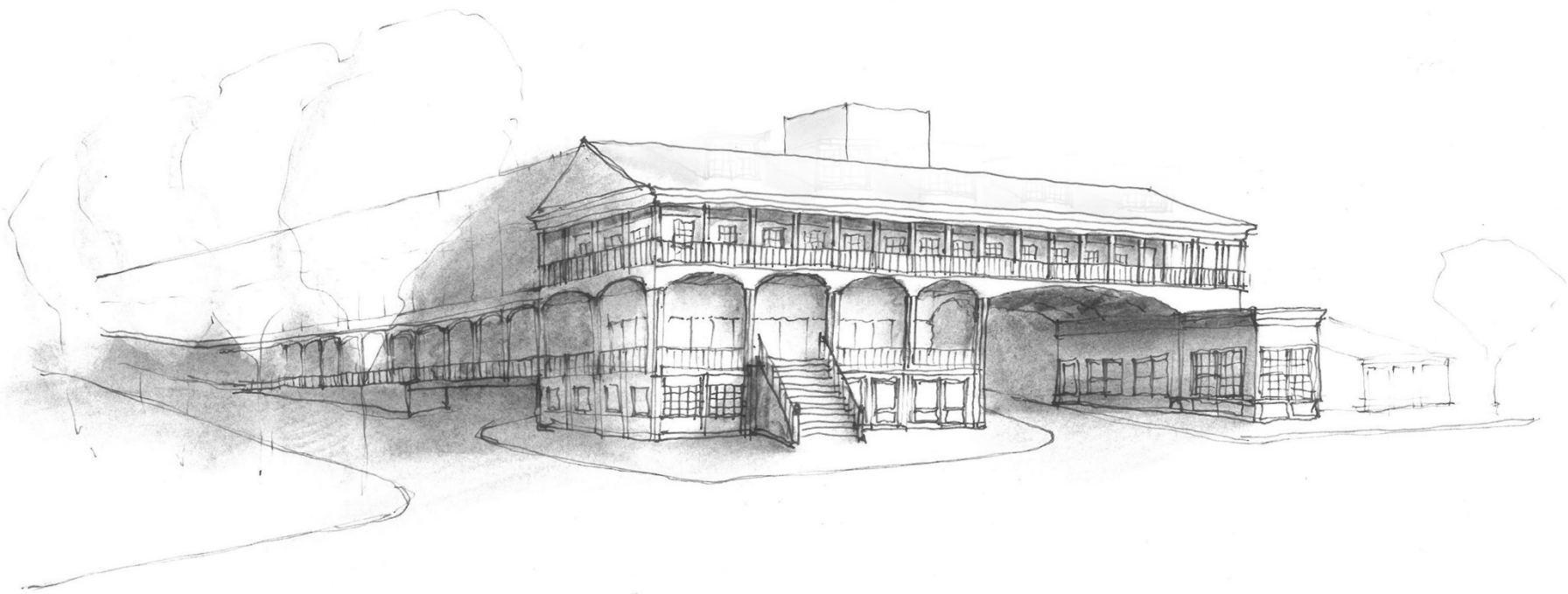
Plymouth Transportation & Visitor's Services Center

May 6, 2015
Town of Plymouth Historic District Commission
Project Update - Schematic Design



GATRA

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Agenda

I. Project objectives, history, and process

II. Project overview

III. Discussion & next steps

Overview

PRIMARY PROJECT OBJECTIVES:

- Help address the downtown/waterfront **parking shortage**
- Promote **alternative transit modes** to, from, and within Plymouth
- Positive addition to **visual character and identity** of the area
- Promote **visitor interest & access** to both waterfront and downtown
- Promote expanded use of **Memorial Hall** and similar venues

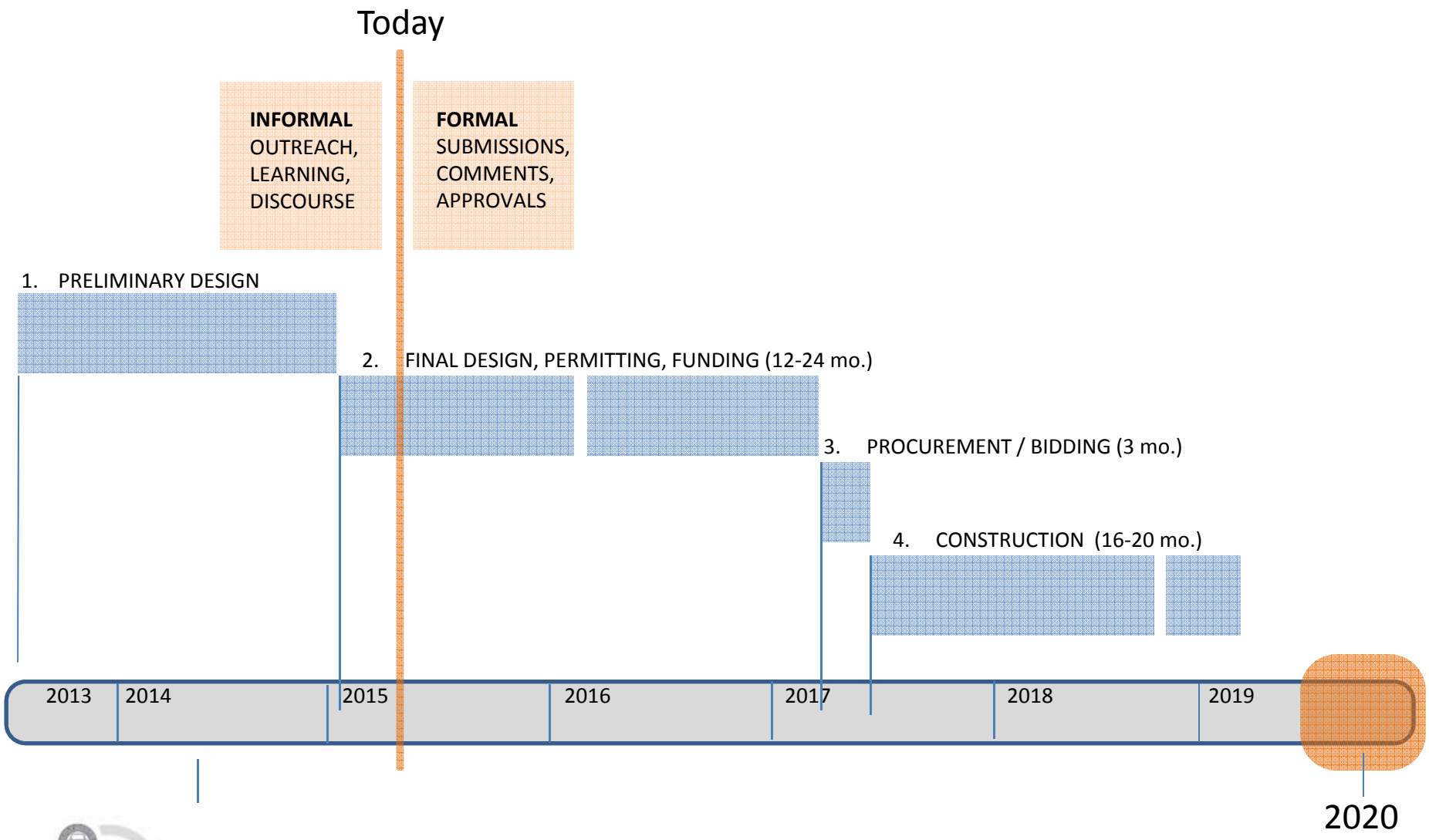
design process

Outreach (fall 2013 thru Spring 2015):

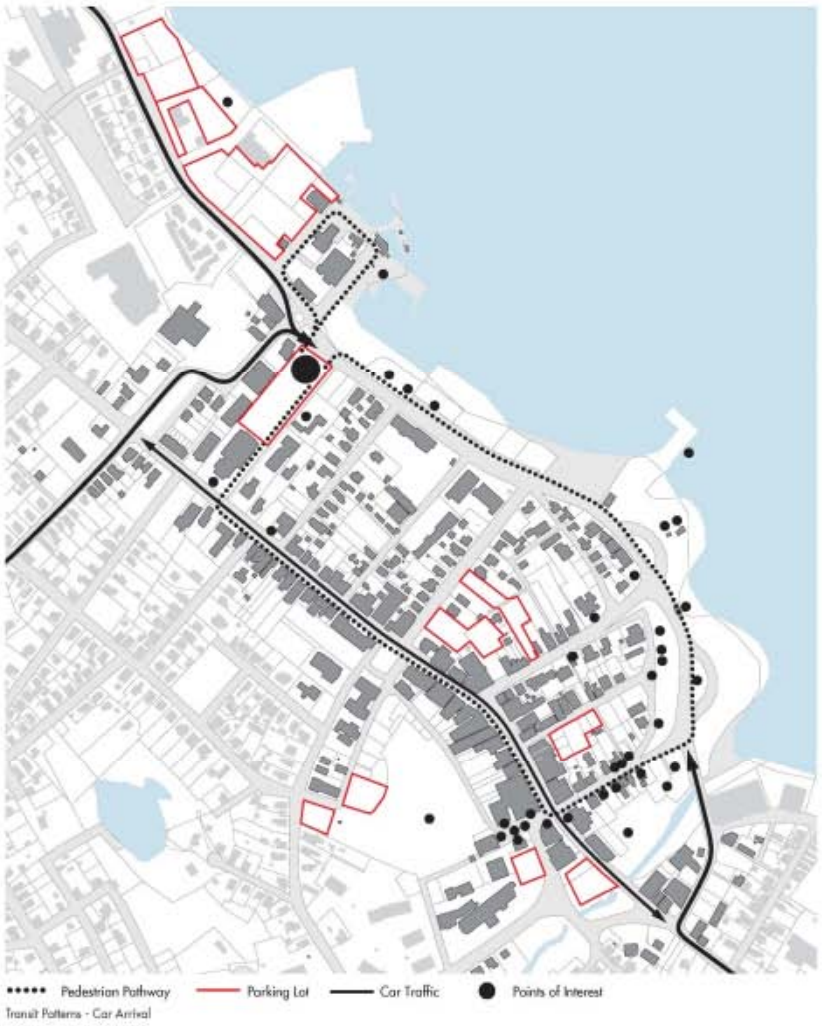
- Steering committee (GATRA, PGDC, Town)
- Board of Selectman (Fall 2013 and Spring 2014)
- Building Dept. representatives
- Chamber, Destination Plymouth, Economic Development, Plymouth 400
- Fire Dept., Town DPW
- Antiquarian Society, adjacent development proposals
- Memorial Hall
- Direct abutters and local businesses
- Economic viability (Mass Development Finance Agency)
- Federal Transit Administration
- State legislators (house and senate)

Approach includes functional, analytical, experiential, commercial, and historical considerations

Schedule


Today
INFORMAL
OUTREACH,
LEARNING,
DISCOURSE
FORMAL
SUBMISSIONS,
COMMENTS,
APPROVALS
1. PRELIMINARY DESIGN
2. FINAL DESIGN, PERMITTING, FUNDING (12-24 mo.)
3. PROCUREMENT / BIDDING (3 mo.)
4. CONSTRUCTION (16-20 mo.)
2013
2014
2015
2016
2017
2018
2019
2020

PROJECT OVERVIEW



downtown/waterfront connectivity

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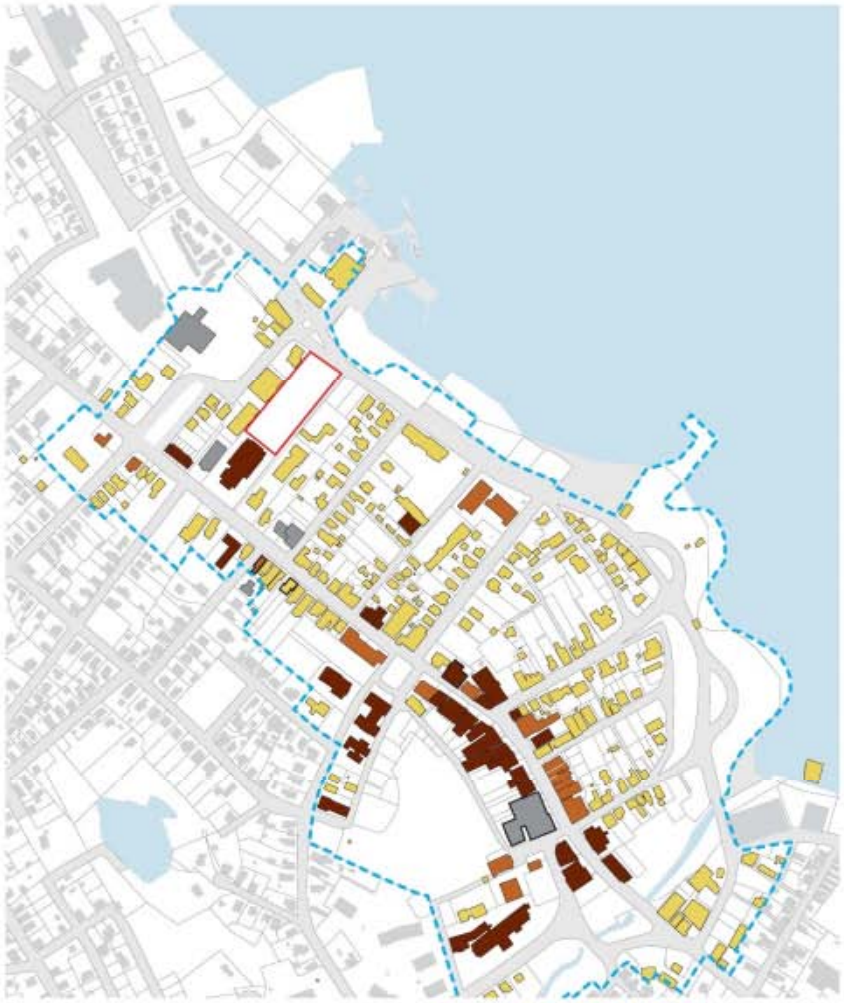
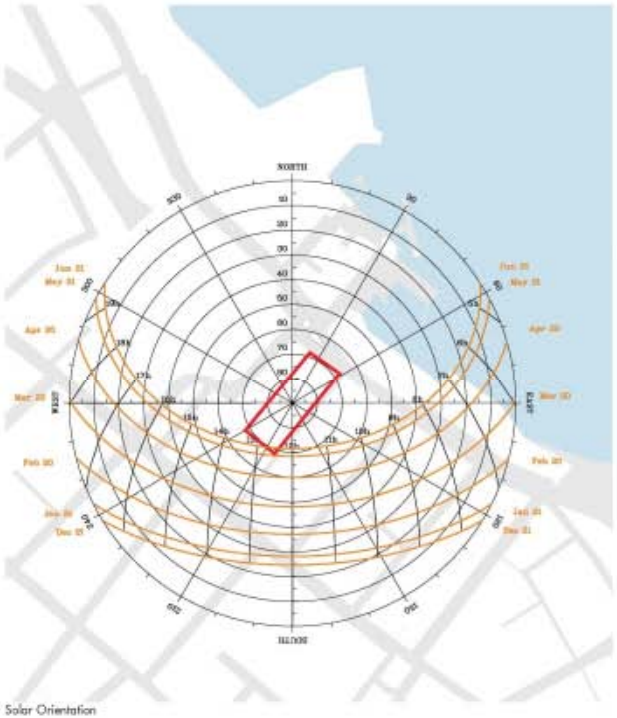
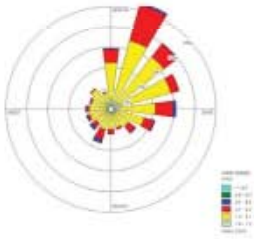


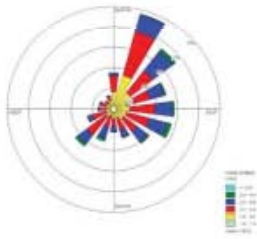
Site Context - Materiality



Solar Orientation



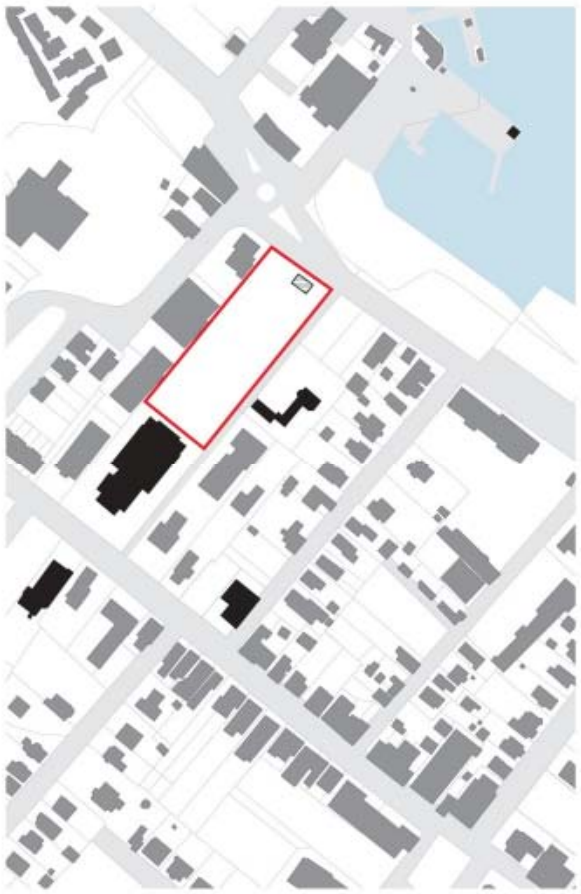
Wind Rose- Pilgrim NPS



Wind Rose- Plymouth Municipal Airport

Site Context- Climatic

downtown/waterfront character



Immediate Context - Building Location Plan

Pilgrim Hall. 75 Court Street

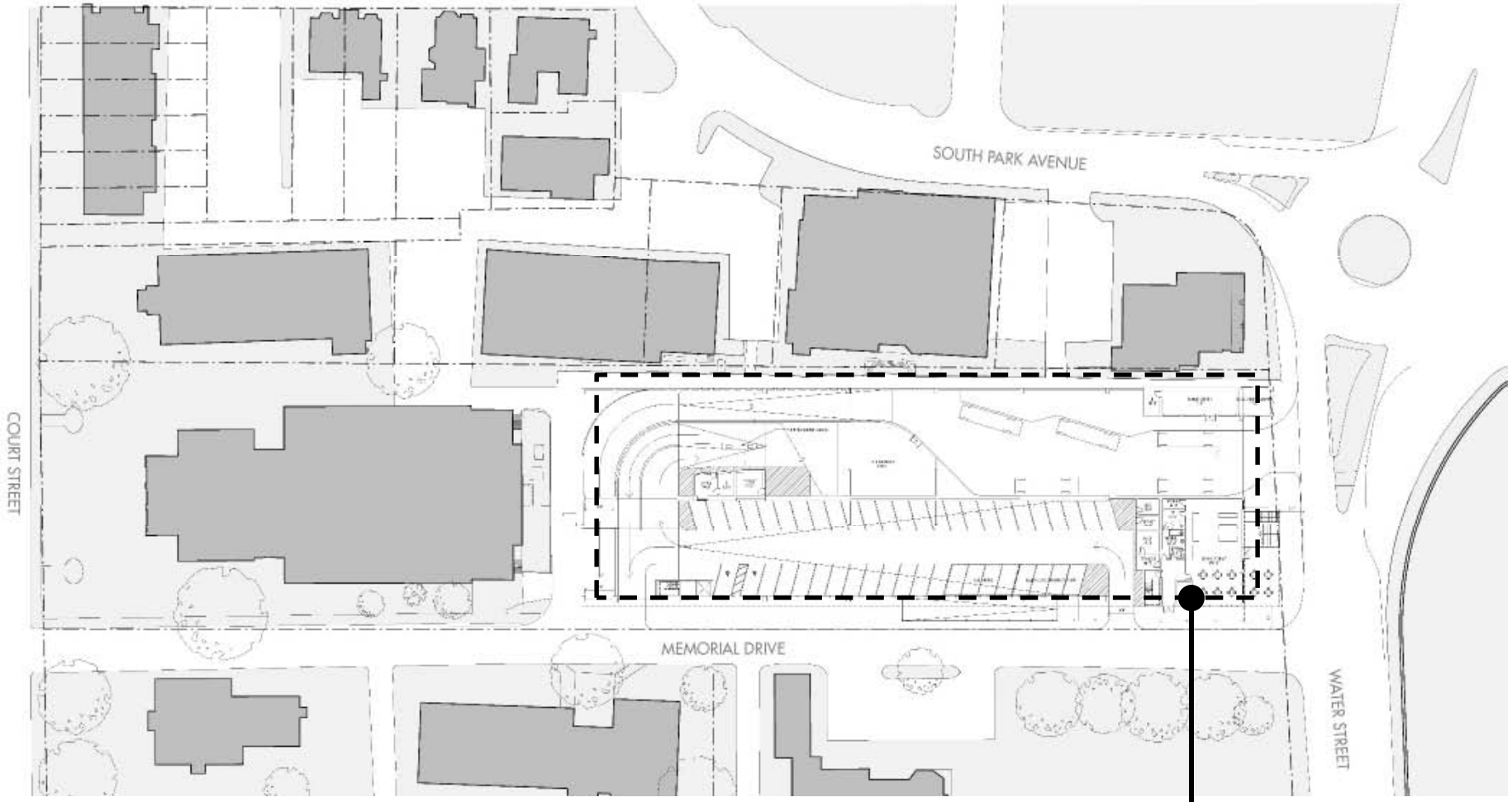
Plymouth Harbor Master Town Wharf

Plymouth Memorial Hall. 83 Court Street

Church of Saint Peter. 86 Court Street

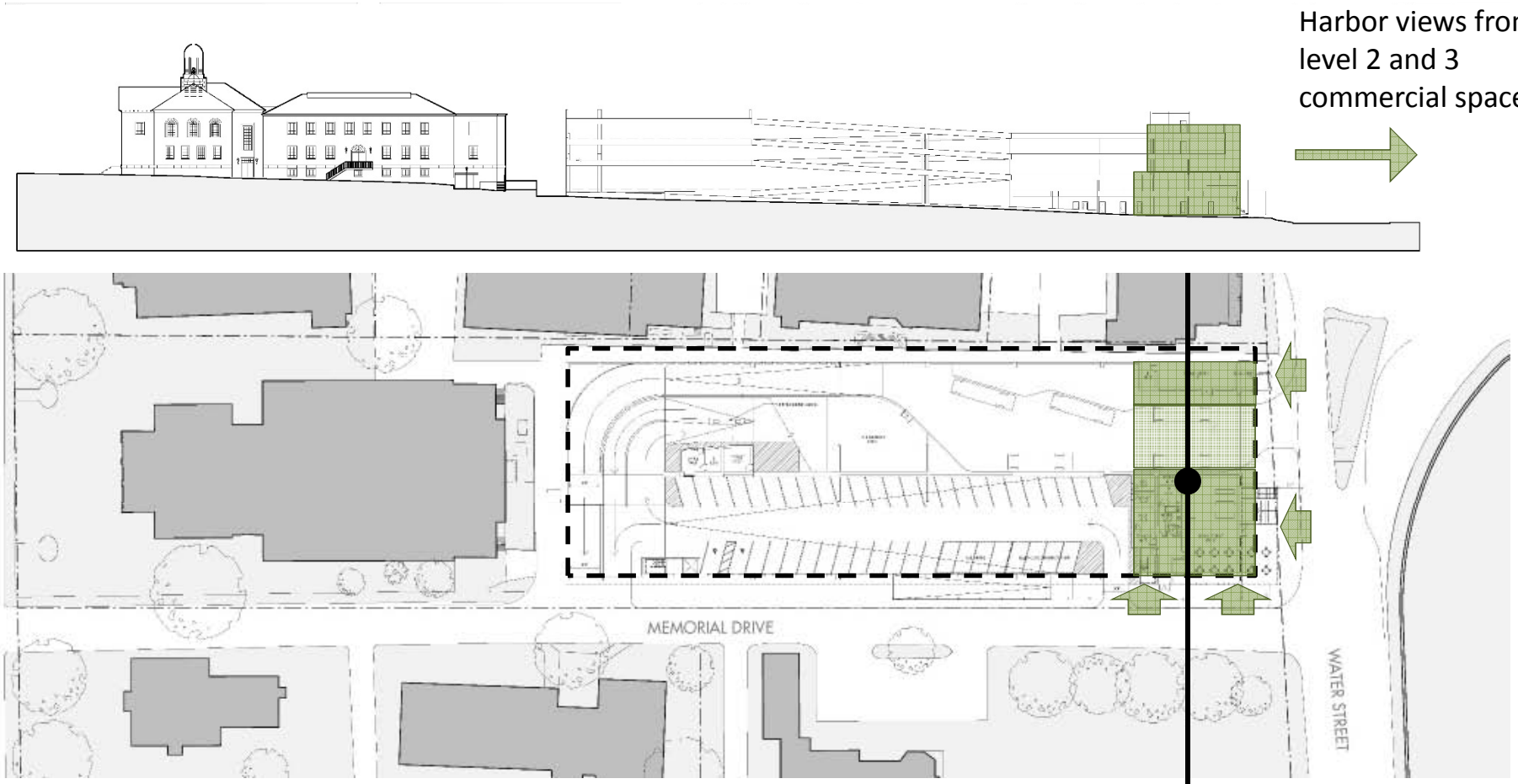
1809 Hedge House Museum. 126 Water Street

nearby historic context and attractions



Building footprint

- Includes Visitors Center

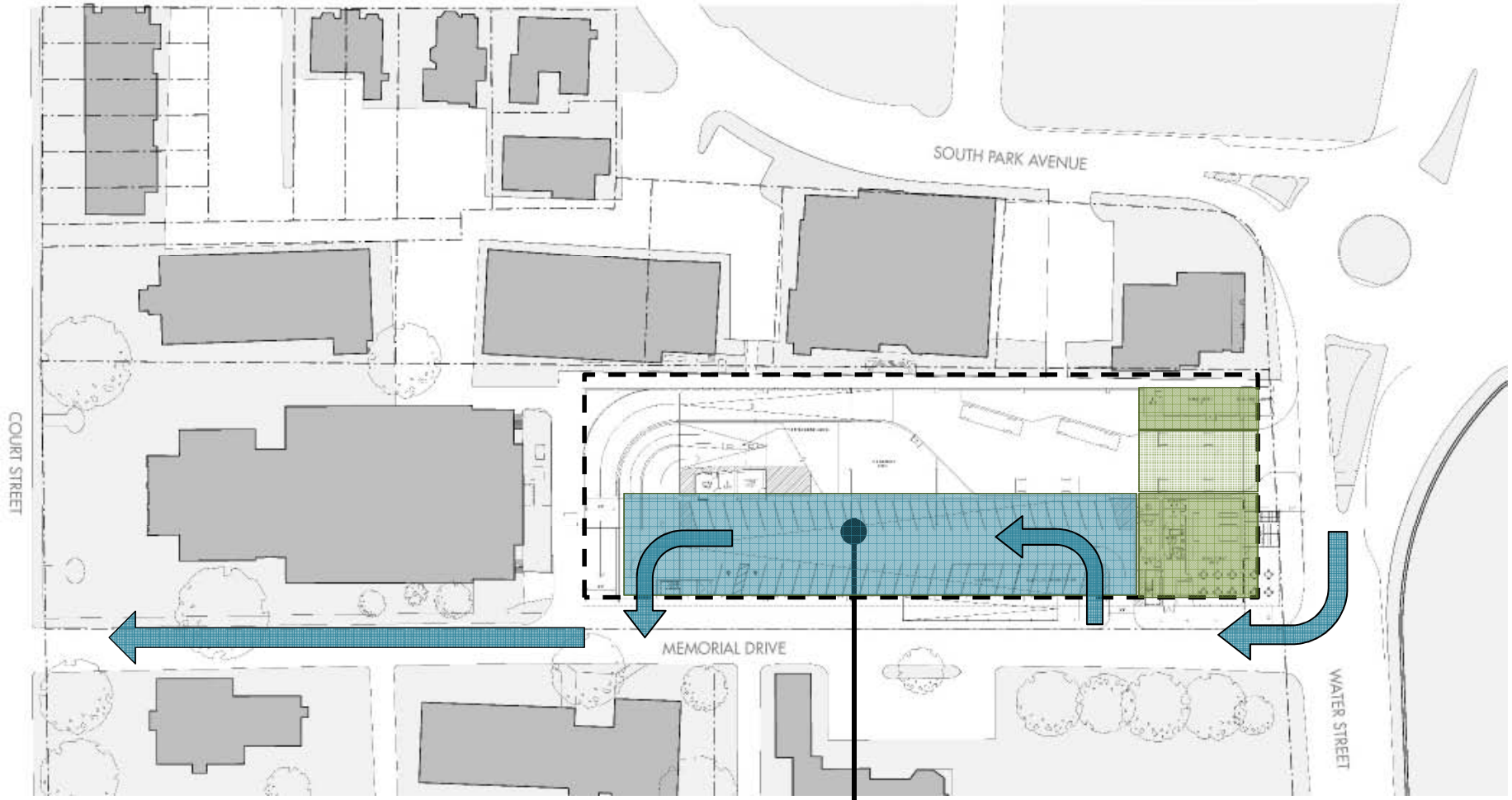


"People" zone

- Visitors Center
- Transit Center
- Commercial space (3 levels)

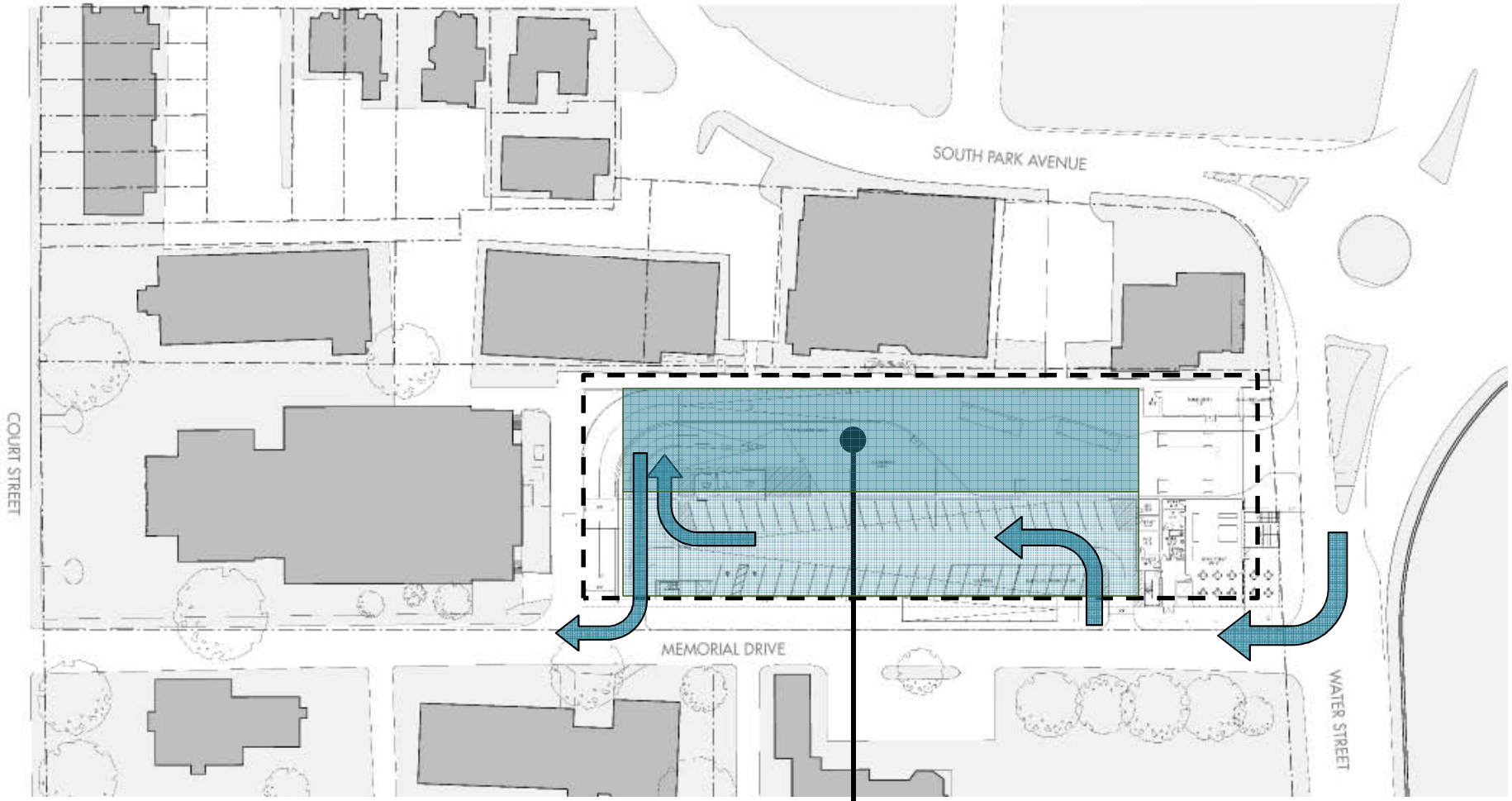
"People" zone

- Visitors Center
- Transit Center
- Commercial space



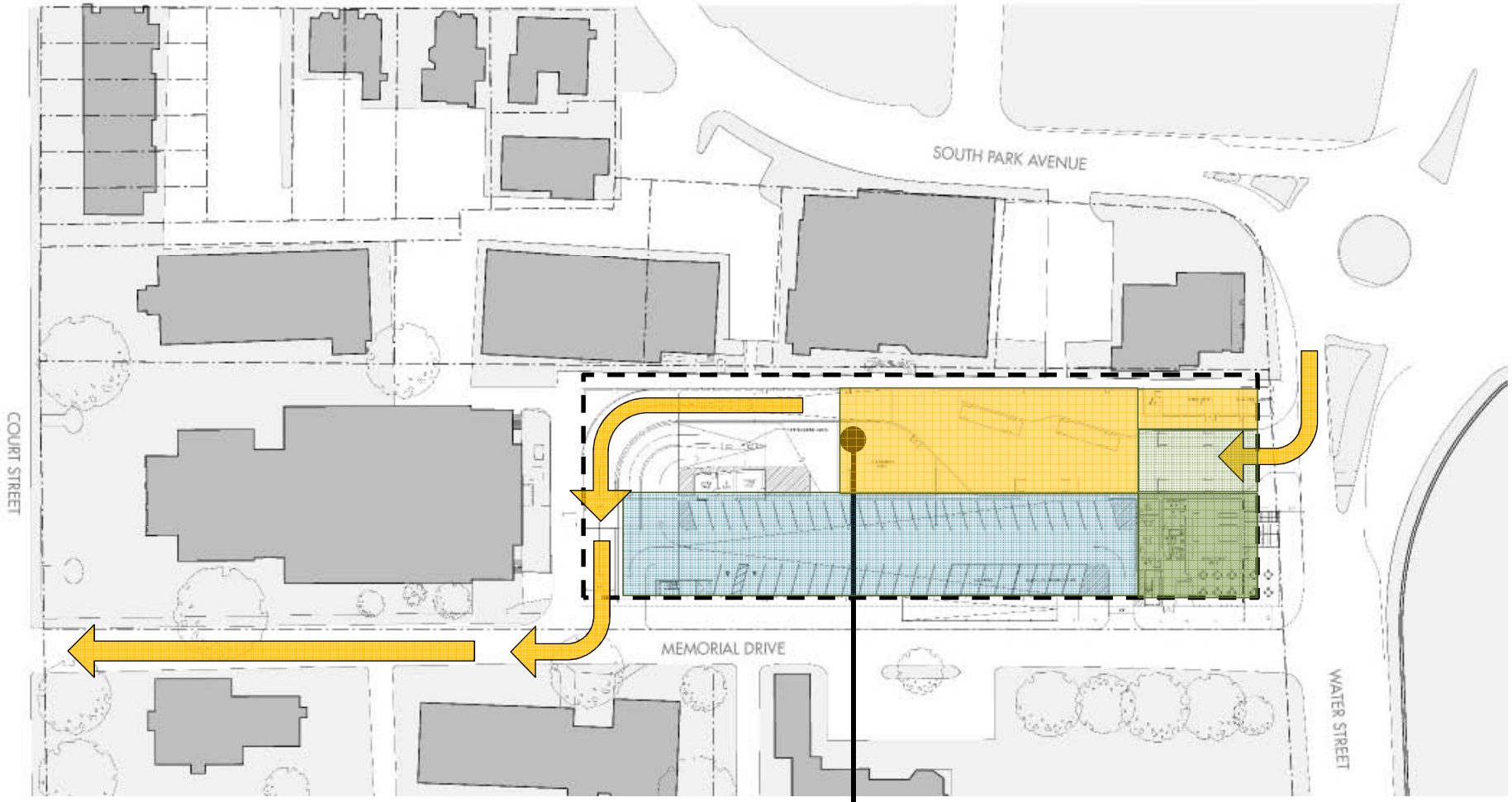
"Auto" zone

- Meter parking – ground level



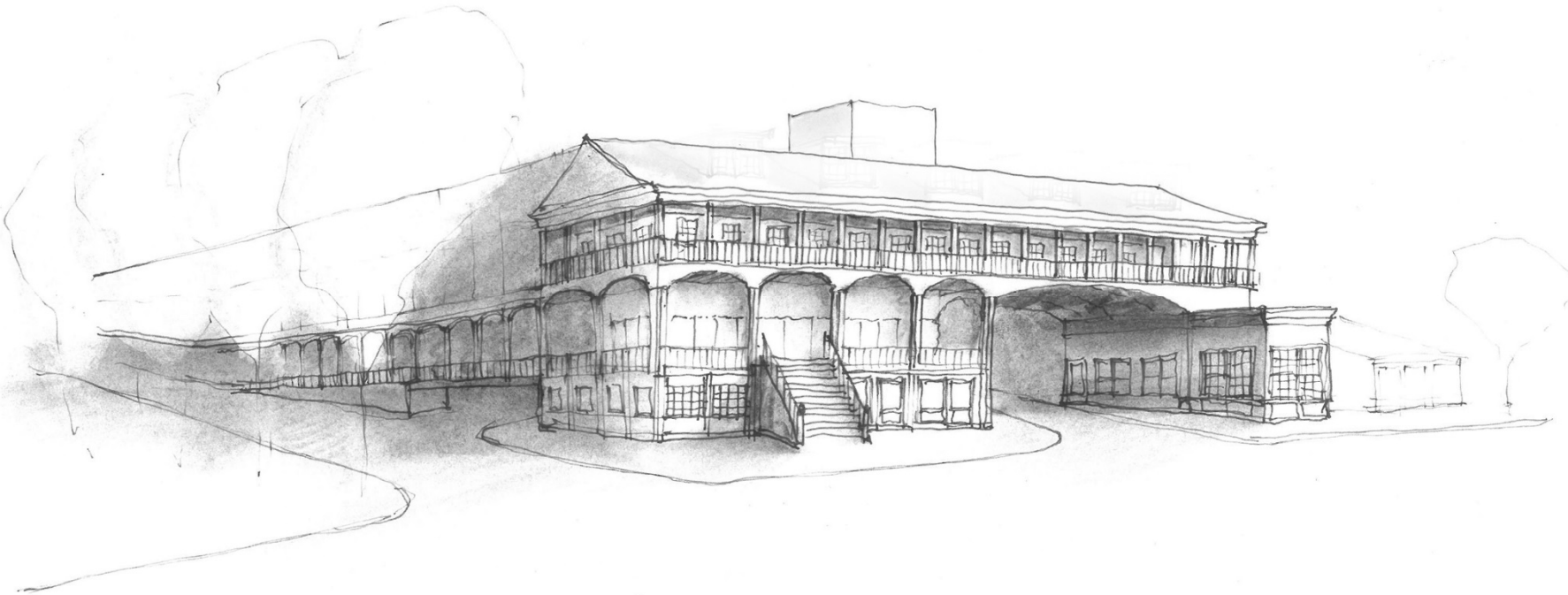
"Auto" zone

- Ticket parking – upper 3 levels



- "Transit" zone
  - 5 bus berths within parking structure
  - Transfers to trolley, pedicab, bike share
  - Adjacent to transit center lobby on water street

EXTERIOR DESIGN EXPRESSION



THE HOTEL PILGRIM, 1930

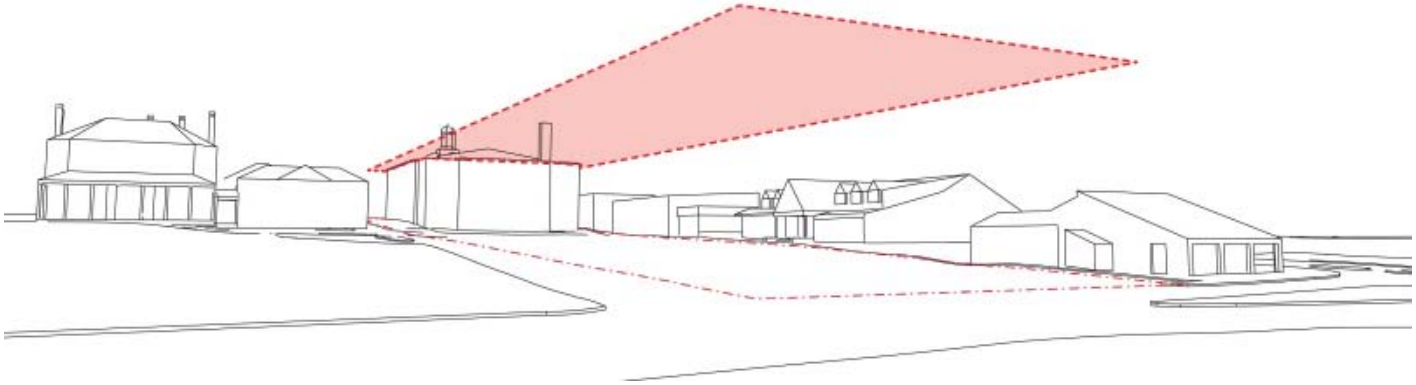
ST. PETER'S CATHOLIC CHURCH, 1900

PLYMOUTH SAIL LOFT, 1890

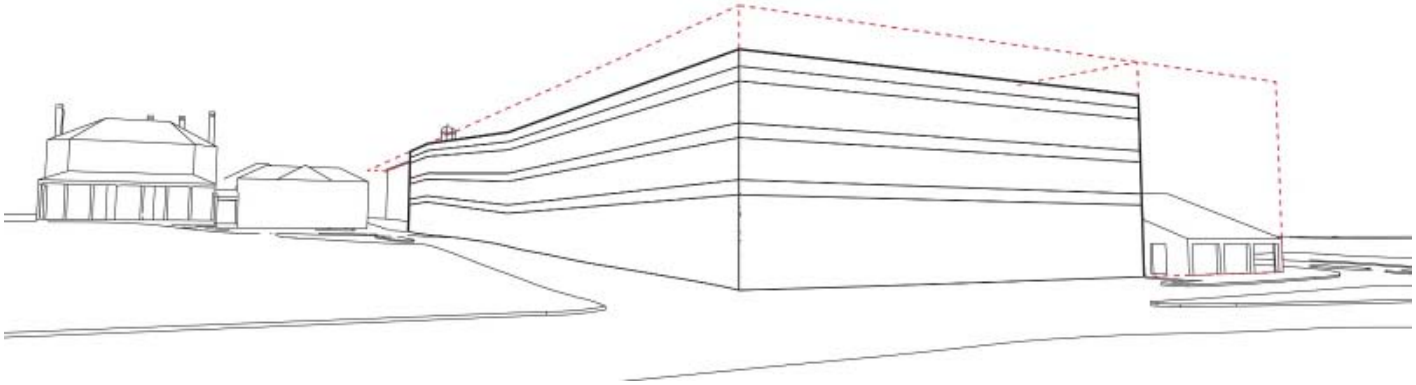
SAMOSET HOUSE, 1846

Building Massing

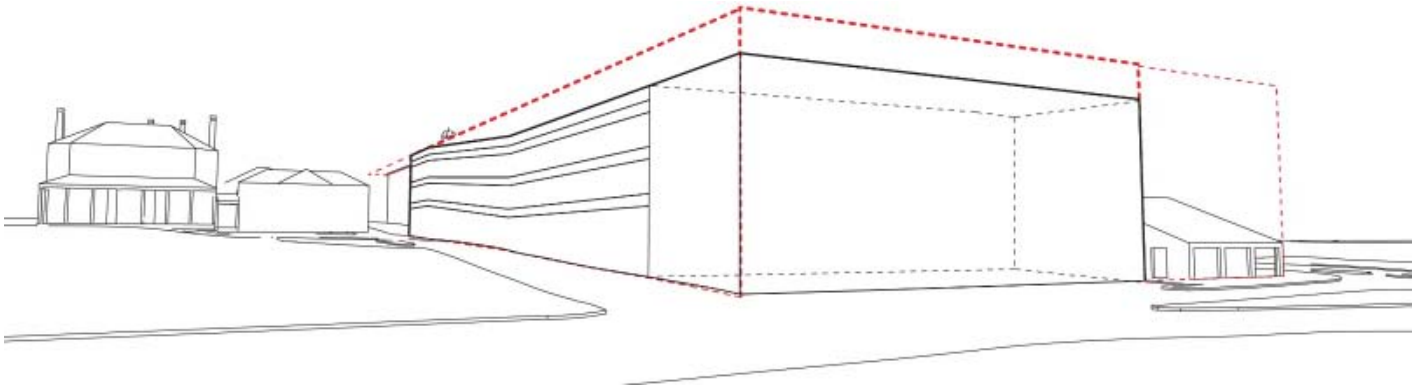
Memorial Hall cornice line height limitation



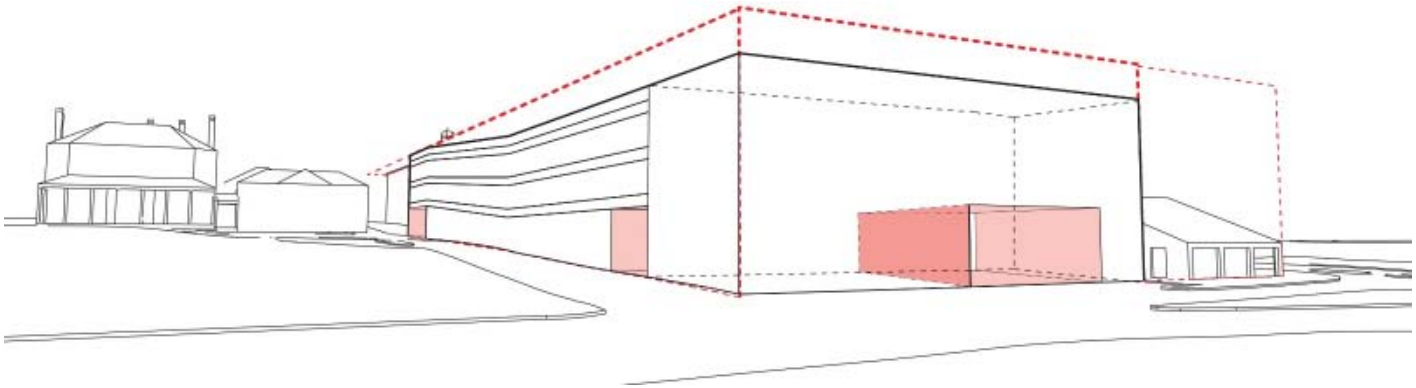
Parking level adjustment to minimize Water Street height



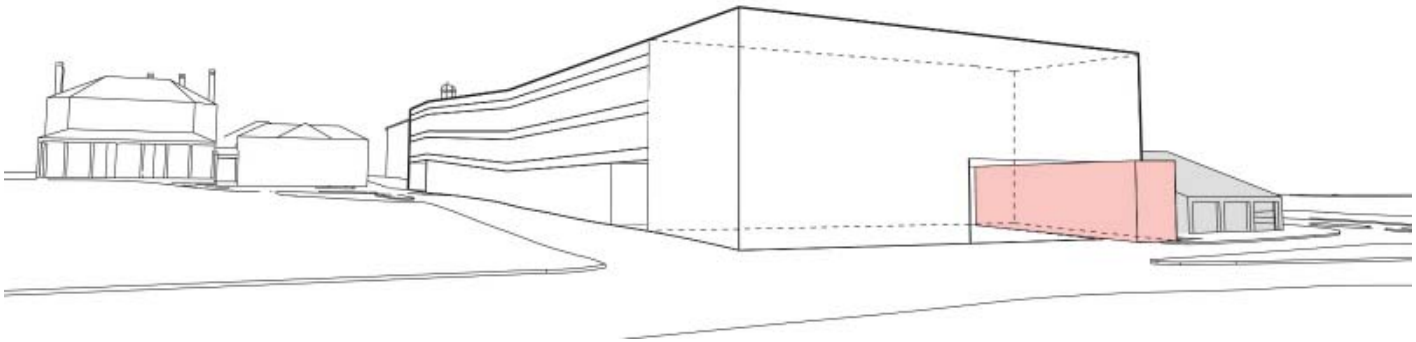
Water Street commercial zone



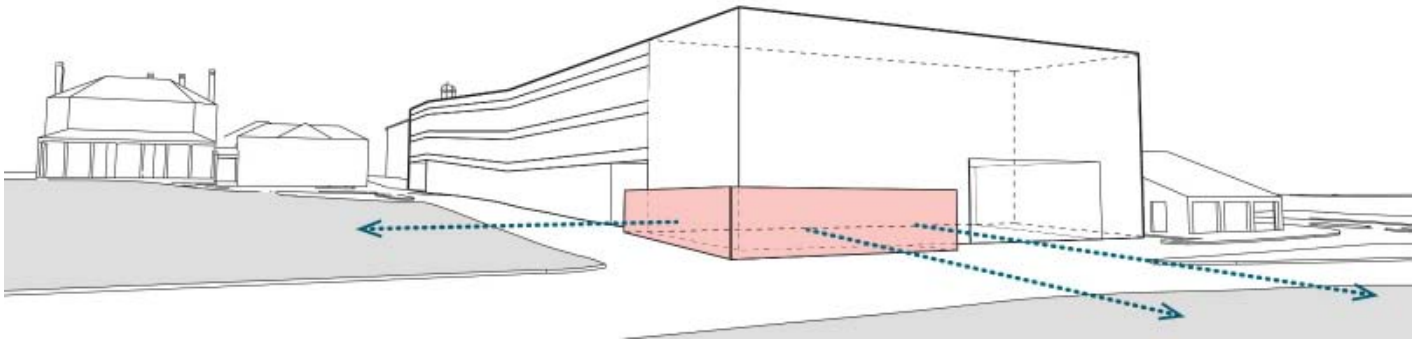
Bus and auto entry/exit conditions



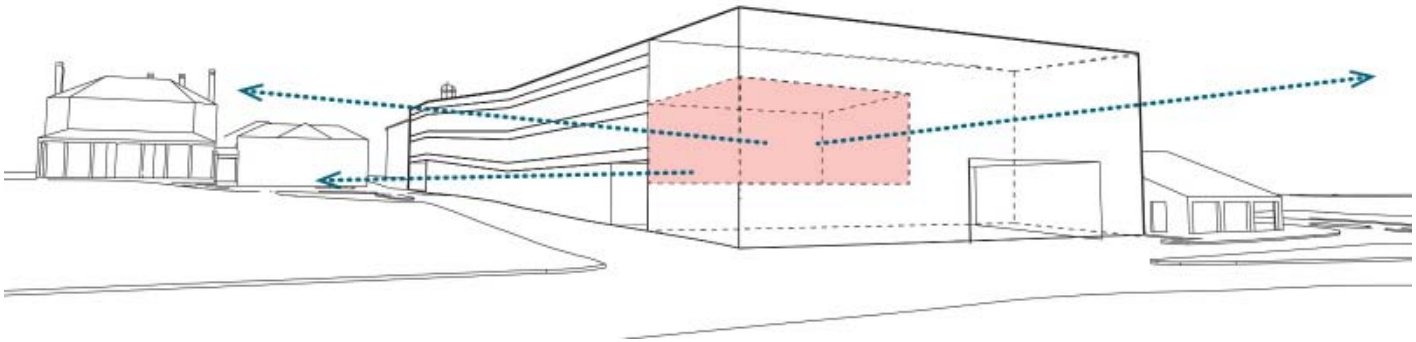
Transit center adjacent to busway, visible from Water Street



Visitor’s center corner location, first floor, views and orientation



Prime corner second floor water view – ‘civic porch’ plus commercial opportunity.



Leasable Space
- Coffee Shop/Bar
- Outdoor Cafe

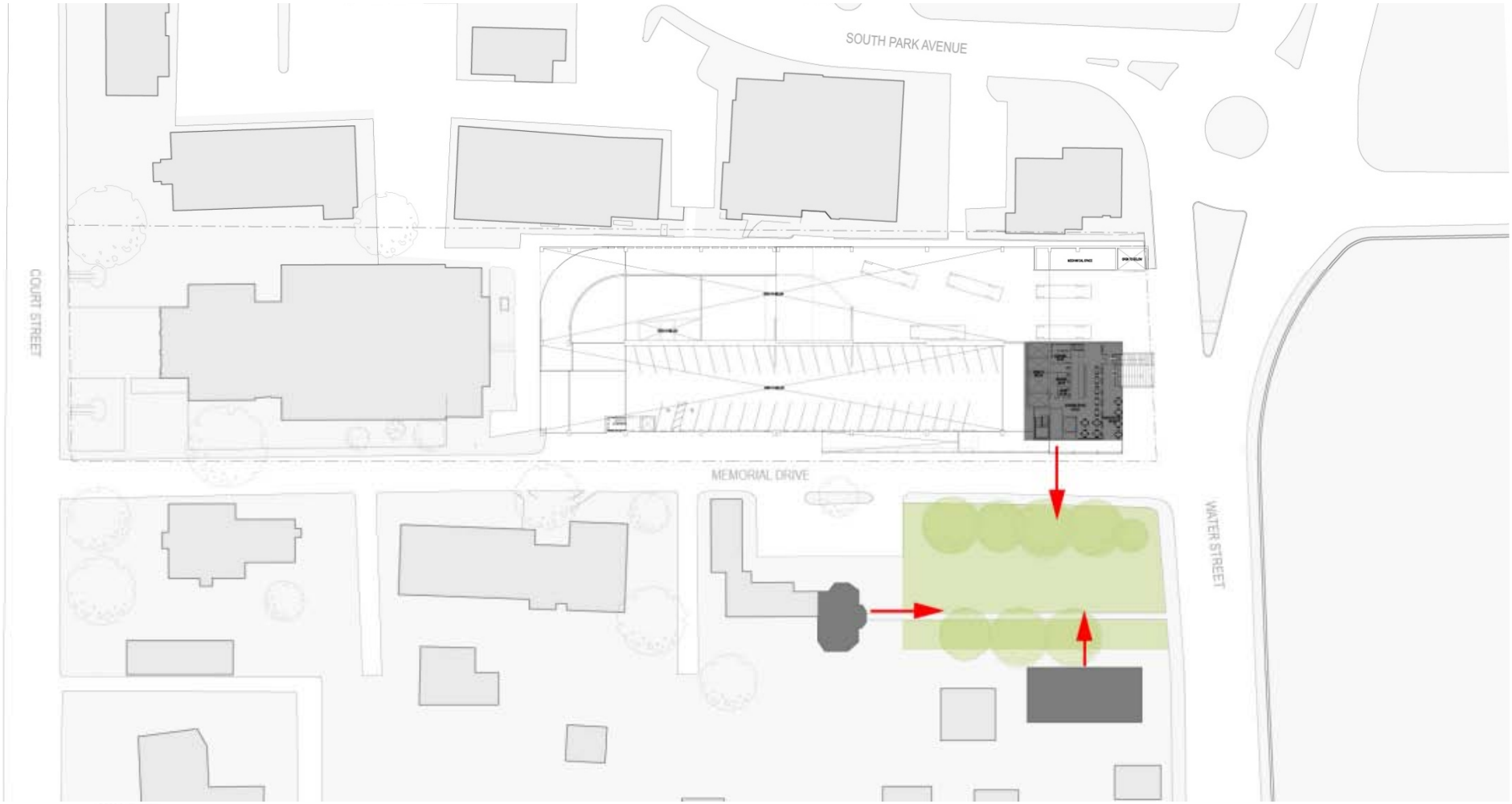
Leasable Space
- Restaurant or Other Use

Transit Center
- GATRA Bus Station
- Bicycle Rental/Share

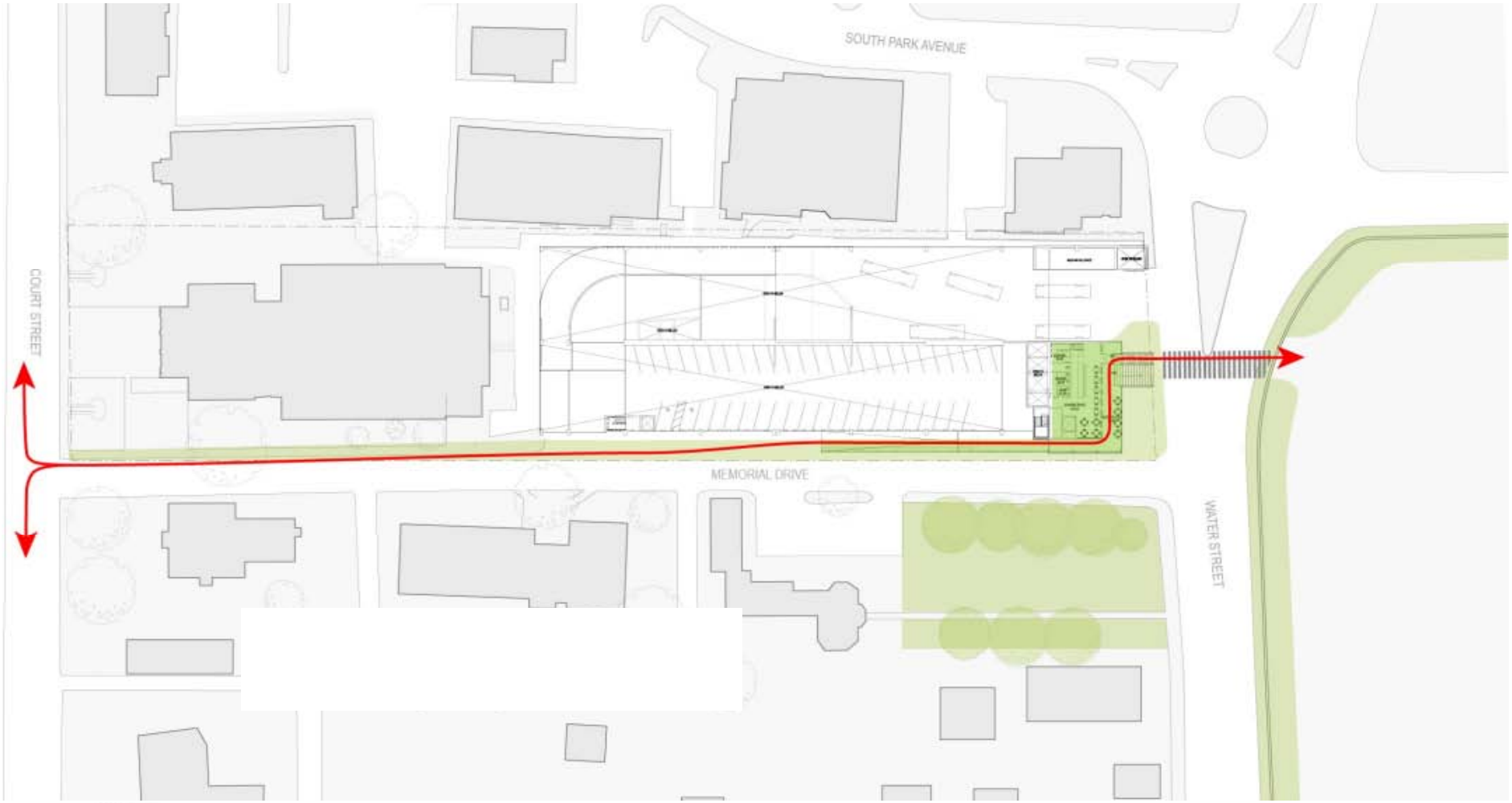
Pedestrian Walkway

Visitor Center & Cafe

Waterfront-downtown connector

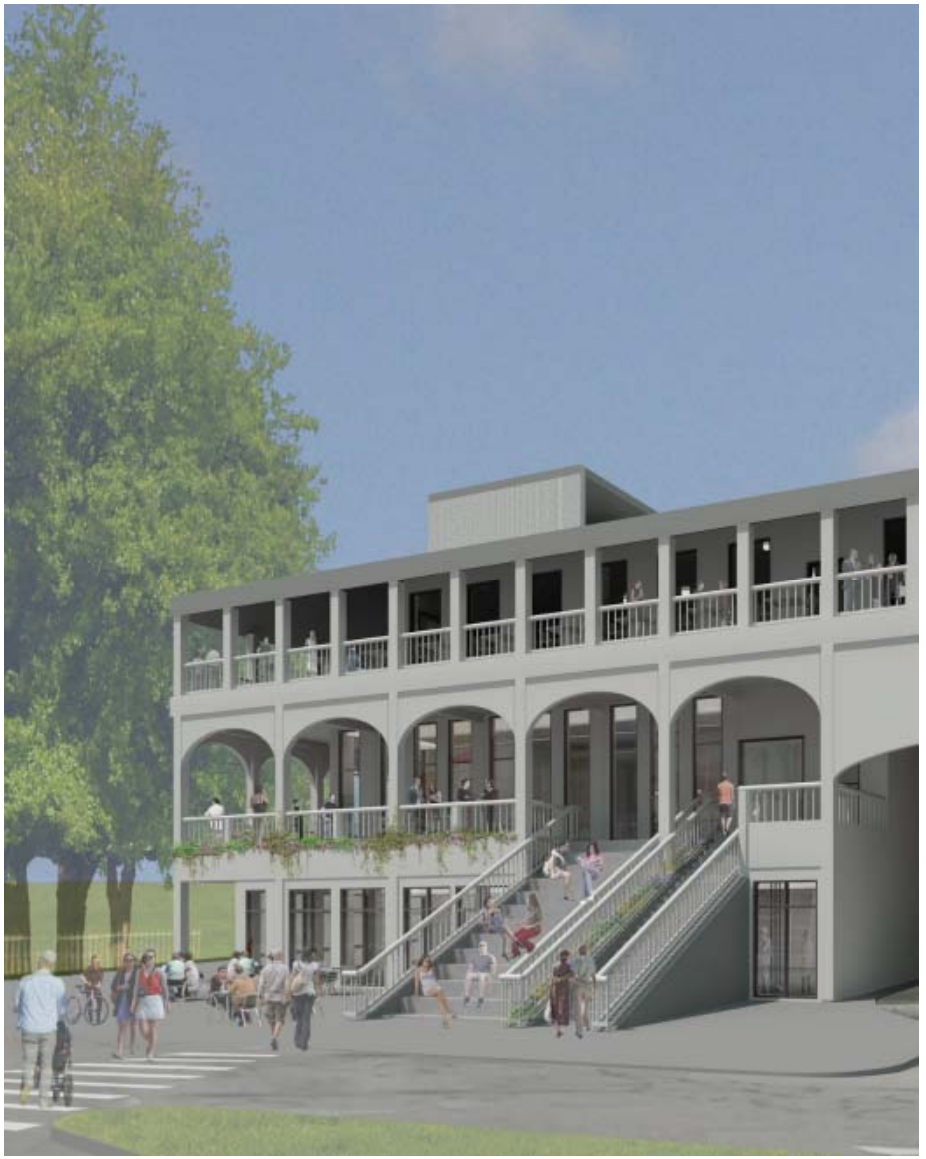


Waterfront-downtown connector



Memorial Drive

Town Wharf View



Mezzanine Level

Water Street

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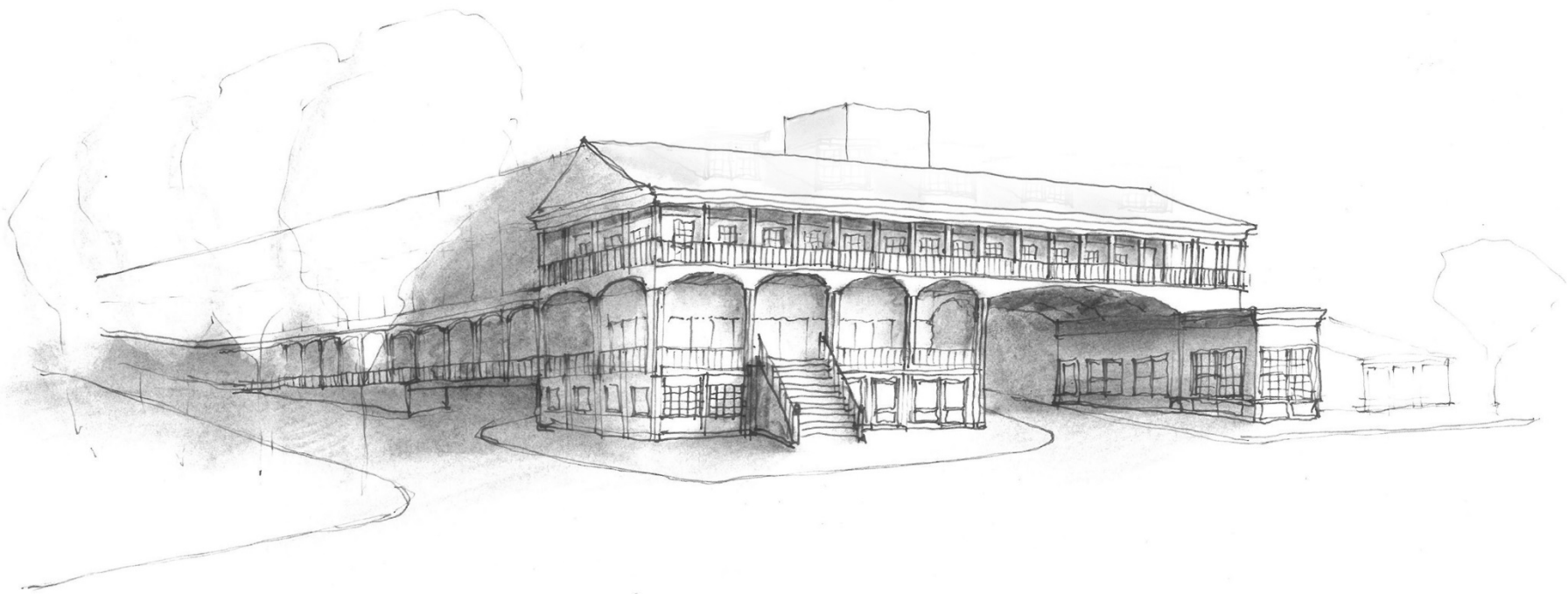

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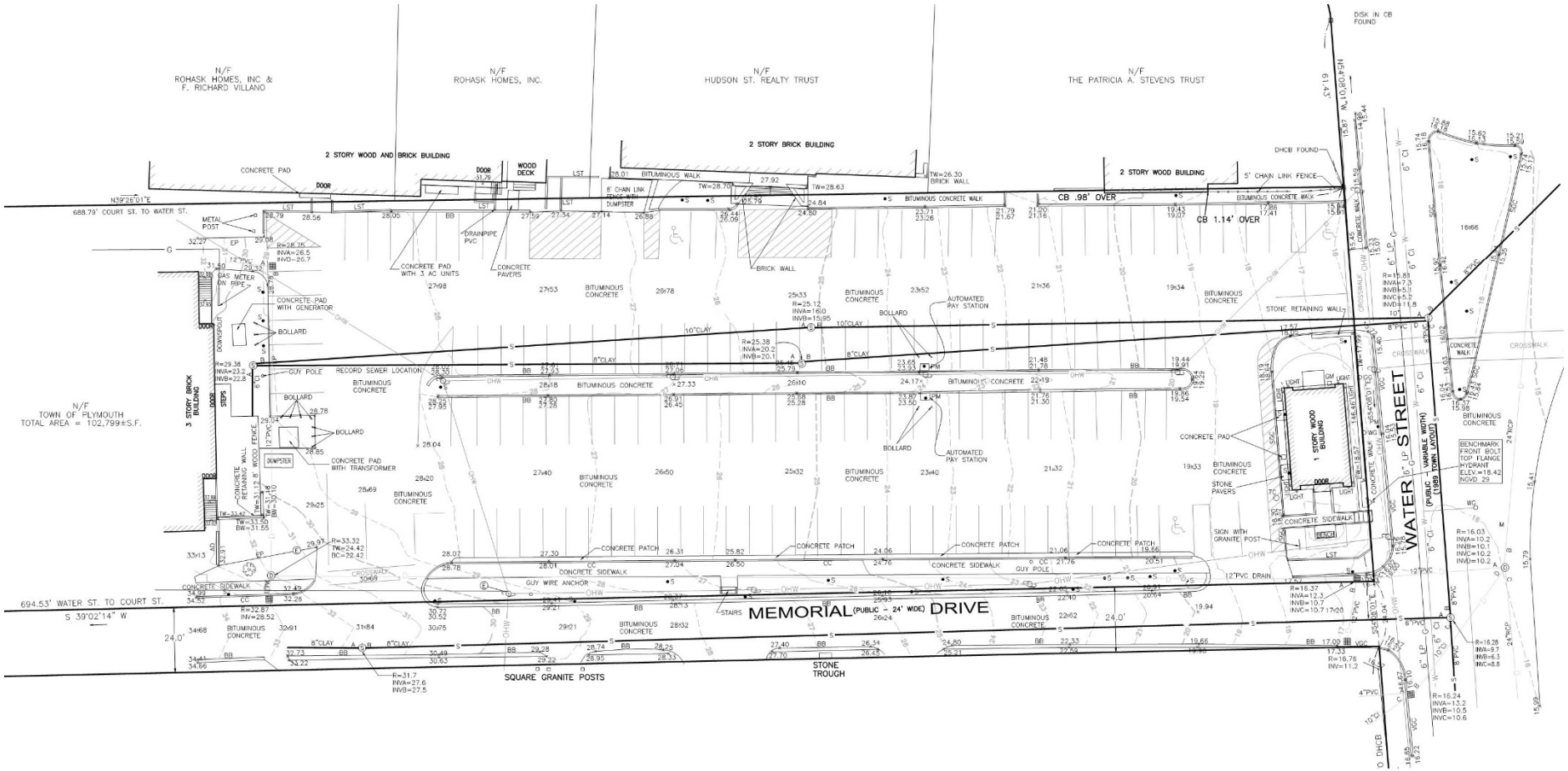
Site Survey


N/F
ROHASK HOMES, INC. &
F. RICHARD VILLANO
N/F
ROHASK HOMES, INC.
N/F
HUDSON ST. REALTY TRUST
N/F
THE PATRICIA A. STEVENS TRUST
2 STORY WOOD AND BRICK BUILDING
2 STORY BRICK BUILDING
2 STORY WOOD BUILDING
688.79' COURT ST. TO WATER ST.
N39°25'01"E
694.53' WATER ST. TO COURT ST.
S 39°02'14" W
N/F
TOWN OF PLYMOUTH
TOTAL AREA = 102,799±S.F.
3 STORY BRICK BUILDING
1 STORY WOOD BUILDING
MEMORIAL (PUBLIC - 24' WIDE) DRIVE
WATER STREET (PUBLIC - VARIABLE WIDTH)
(1889 TOWN LAYOUT)
SQUARE GRANITE POSTS
STONE TROUGH
CB .98' OVER
CB 1.14' OVER
DISK IN CB FOUND
DHCB FOUND
BENCHMARK
FRONT BOLT
TOP FLANGE
HYDRANT
ELEV.=18.42
NGVD 29
BITUMINOUS CONCRETE
CONCRETE SIDEWALK
CONCRETE PAD
CONCRETE PAD WITH GENERATOR
CONCRETE PAD WITH TRANSFORMER
CONCRETE PAVERS
STONE PAVERS
STONE RETAINING WALL
BRICK WALL
BITUMINOUS WALK
BITUMINOUS CONCRETE WALK
5' CHAIN LINK FENCE
8' CHAIN LINK FENCE WITH DUMPSTER
CONCRETE RETAINING WALL
WOOD FENCE
BOLLARD
GUY POLE
GUY WIRE ANCHOR
RECORD SEWER LOCATION
AUTOMATED PAY STATION
SIGN WITH GRANITE POST
BENCH
DRAINPIPE PVC
12"PVC DRAIN
CONCRETE PATCH
CROSSWALK
STAIRS
DOOR
WOOD DECK
DUMPSTER
GAS METER ON PIPE
METAL POST
10"CLAY
8"CLAY

Plan Details

Legend
Leasable Area
Transit Center
Transit Circulation
Circulation Core

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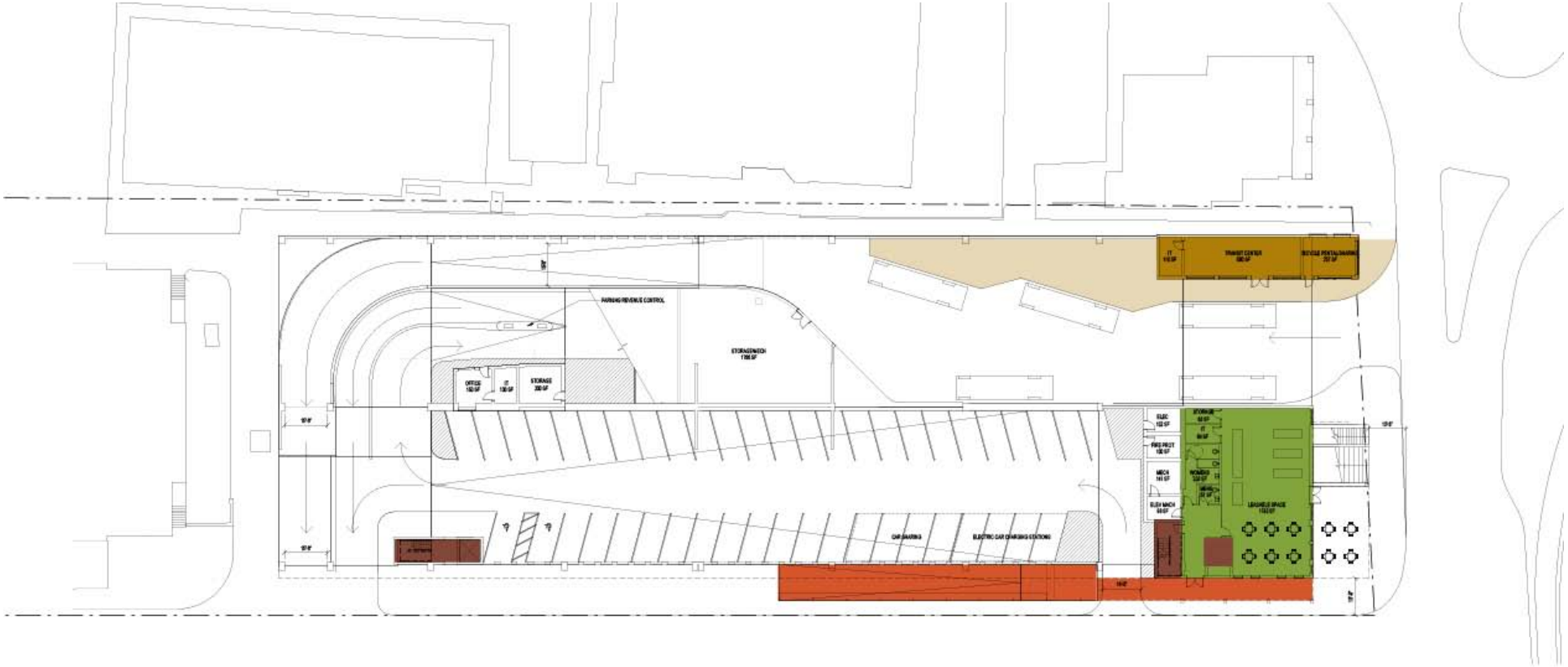
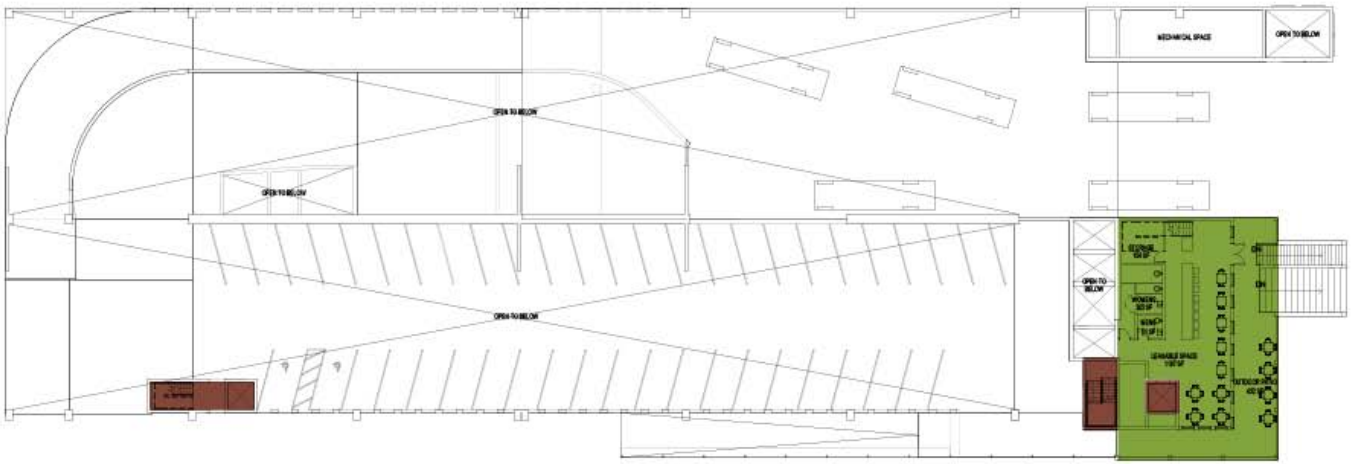
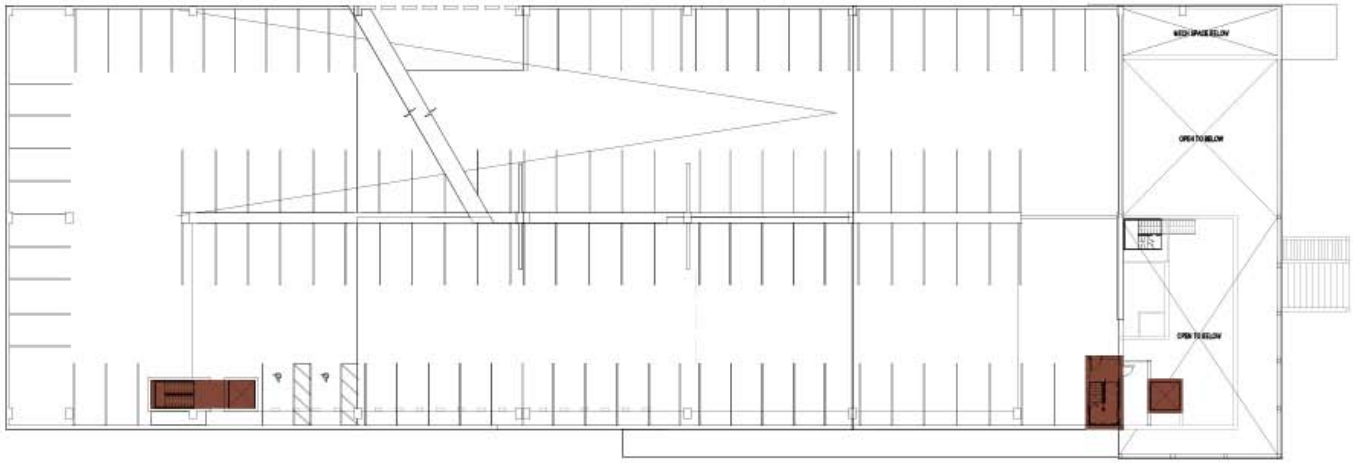
Ground Floor Plan



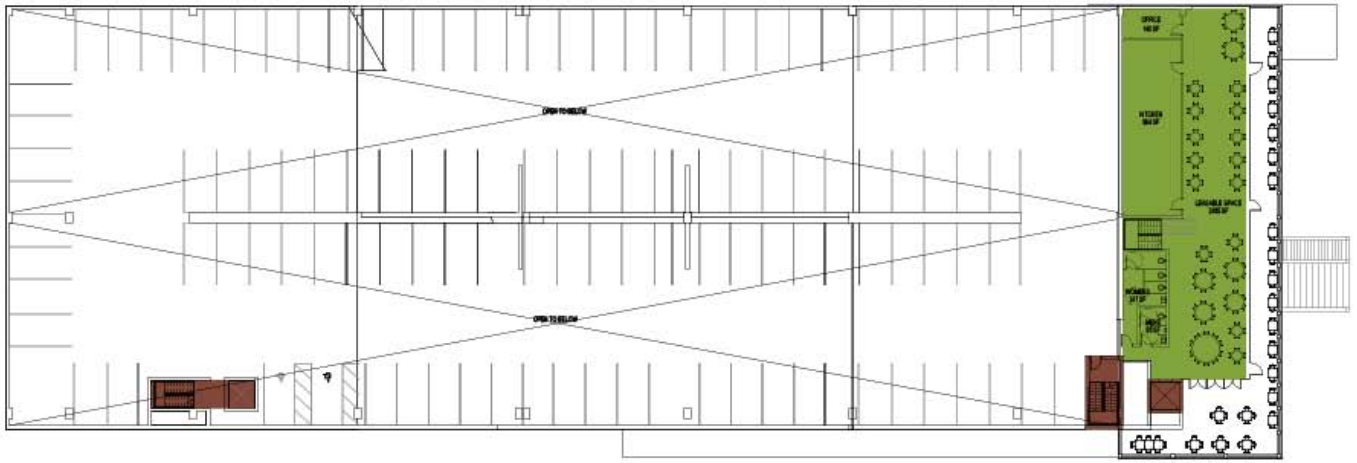
Mezzanine Floor Plan



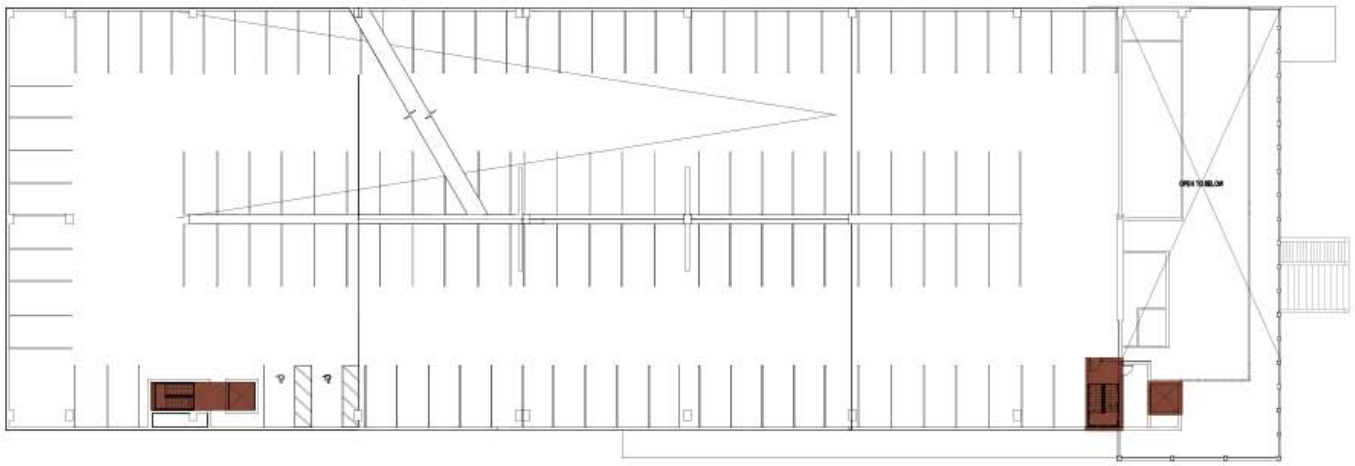
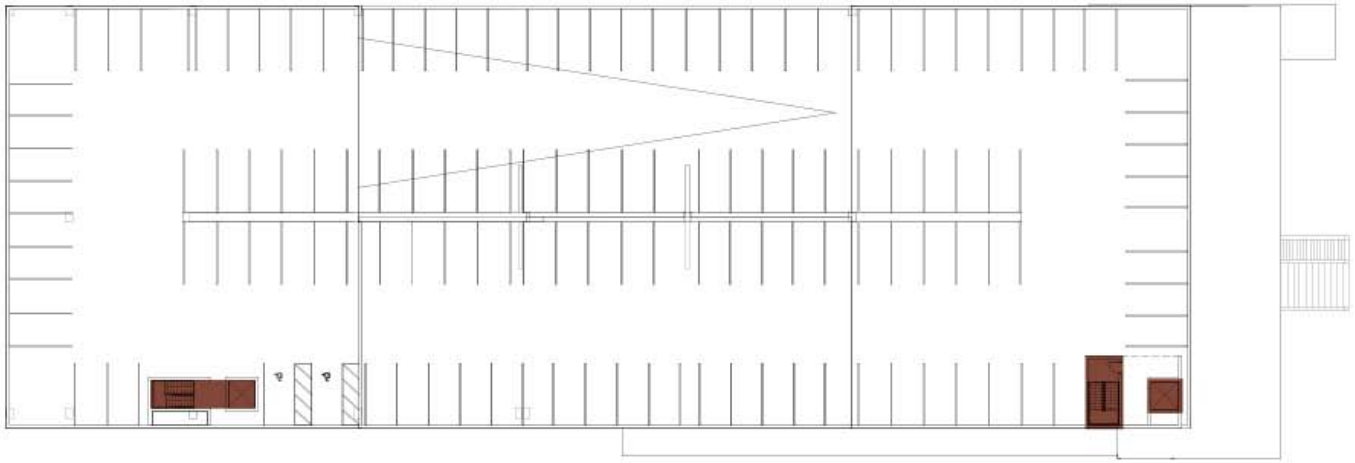
Second Floor Plan



2.5 Floor Plan



Third Floor Plan



Roof Floor Plan